

069.0

0003

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
819,300 / 819,300

APPRAISED:

819,300 / 819,300

USE VALUE:

819,300 / 819,300

ASSESSED:

819,300 / 819,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
25		DRAPER AVE, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101		5280.000	414,400		404,900	819,300		44044
								GIS Ref
								GIS Ref
								Insp Date
								11/06/18
Source: Market Adj Cost		Total Value per SQ unit /Card: 325.70		/Parcel: 325.70		Entered Lot Size		!5922!
						Total Land:		
						Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: VAISHNAW AKSHAY & ALISON C

Owner 2:

Owner 3:

Street 1: 36 DRAPER AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VAISHNAW AKSHAY & ALISON -

Owner 2: -

Street 1: 25 DRAPER AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474-1203

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2516 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280	Sq. Ft.	Site			0	70.	1.10	12									404,882						404,900	

Total AC/Ha: 0.12121

Total SF/SM: 5280

Parcel LUC: 101 One Family

Prime NB Desc ARLINGTON

Total: 404,882

Spl Credit

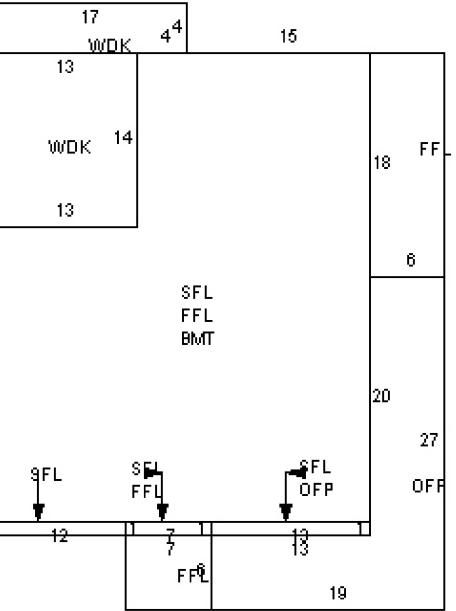
Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	10 %	OthrFix:	Rating:	OTHER FEATURES	Kits: 1	Rating: Very Good	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units 1					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:		A Kits:	Rating:		Upper		Other		WOK	17	4	15				
					Fpl:	Rating:		Lvl 2				13	14						
					WSFlue:	Rating:		Lvl 1				13							
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Grade: C - Average	Year Blt: 1940	Eff Yr Blt:		Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL							
Alt LUC:		Alt %:						Interior:	1	9	5	M							
Jurisdct:		Fact: .						Additions:											
Const Mod:								Kitchen:											
Lump Sum Adj:								Baths:											
INTERIOR INFORMATION				DEPRECIATION				Plumbing:											
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Electric:											
				Economic:	%	Special:	%	Heating:											
				Override:	%	Total:	18.6 %	General:	1	9	5								
CALC SUMMARY				COMPARABLE SALES								SUB AREA							
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 2 - Good	Basic \$ / SQ: 130.00	Size Adj.: 1.11521924	Const Adj.: 1.04331660	Adj \$ / SQ: 151.258	Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL			
Insulation: 7 - Ab avg	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	Other Features: 104500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:												
# Heat Sys: 1	% Heated: 100	% AC:	% Sprinkled	LUC Factor: 1.00	Adj Total: 509120	Depreciation: 94696	Deprecated Total: 414424	WtAv\$/SQ:	AvRate:	Ind.Val									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:								IMAGE			
SPEC FEATURES/YARD ITEMS								PARCEL ID 069.0-0003-0006.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X12	A	AV	2008		0.00	T	8.8	101						
More: N	Total Yard Items:	Total Special Features:						Total:											